

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



February 21, 2014

Darik Doggett  
Building Official  
City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680

RE: Ordinance #1022

Dear Mr. Doggett:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 17, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings



12/30/2013

Jim McGowan  
Executive Director  
California Building Standards Commission  
2525 Natomas Park Dr., Suite 130  
Sacramento, California 95833

RE: City of Stanton, Adoption of 2013 Codes

Mr. Jim McGowan:

The City of Stanton has adopted the 2013 editions of Building, Fire, Plumbing, Mechanical and Electrical, and International Property Maintenance Codes of the State of California.

The City of Stanton has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2013 editions of the California Building, Fire, Plumbing, Mechanical, and Electrical Codes are reasonably necessary due to local climatic, geological or topographical conditions within the City and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Stanton.

The enclosed City Ordinance is for your files.

If additional information is desired please telephone this office at (714) 890-4202.

Sincerely,

A handwritten signature in black ink, appearing to read "Darik Doggett", is written over a white rectangular area.

Darik Doggett  
Building Official  
City of Stanton

ORDINANCE NO. 1022

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA REPEALING ORDINANCE 974 AND AMENDING DIVISION I OF TITLE 16 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING IN PART OF THE 2013 CALIFORNIA BUILDING CODE, THE 2013 CALIFORNIA RESIDENTIAL CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, THE 2013 CALIFORNIA FIRE CODE, THE 2012 INTERNATIONAL FIRE CODE, THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2012 UNIFORM SOLAR ENERGY CODE, THE 2013 CALIFORNIA EXISTING BUILDING CODE AND THE 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, California Health and Safety Code Sections 17958.7 and 18941.5 authorizes the City of Stanton ("City") to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards Code, 2013 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes adopted by the State pursuant to California Health and Safety Code Section 17922; and

**WHEREAS**, pursuant to California Government Code Section 50022.1 *et seq.* the City may adopt by reference the California Building Standards Code, 2013 Edition, as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the California Building Code, the California Fire Code, the California Green Building Standards Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, and the California Electrical Code (hereinafter referred to collectively as "Codes"); and

**WHEREAS**, Health and Safety Code Section 17958.5(a) authorizes the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geologic, or topographic conditions; and

**WHEREAS**, Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, make an express finding that such changes or modifications are reasonably necessary because of local climatic, geologic, or topographic conditions; and

**WHEREAS**, The Stanton Fire Chief and Building Official have recommended that changes and modifications be made to the 2013 Codes, and have advised that certain of said changes and modifications to the Codes are reasonably necessary due to local conditions within the City of Stanton, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Codes, or are reasonably necessary to safeguard life and property within the City of Stanton; and

**WHEREAS**, the City held a public hearing on November 26, 2013 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

**WHEREAS**, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 13, 2013 and November 20, 2013; and

**WHEREAS**, all legal prerequisites prior to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOW:**

**SECTION 1:** The City Council finds that the above facts, findings and conclusions are true and correct and are made a material part of this Ordinance.

**SECTION 2:** Ordinance 974 is hereby repealed in its entirety.

**SECTION 3:** General provisions applicable to all the Codes adopted by this Ordinance are as follows:

1. Violations – penalty.

For all sections of the Codes, any and all amendments included within this Ordinance, the following shall apply pertaining to violations and shall replace any sections of those Codes that pertain to violation.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause same to be done, contrary to or in violation of any of the provisions of this Ordinance.

Any person, firm, or corporation violating any of the provisions of this ordinance, shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued, or permitted, and upon conviction of any such violation such persons shall be punishable according to the provisions of Section 1.10.010 of this code.

2. Board of Appeals

For all sections of the Codes, including any and all amendments included within this Ordinance, the following shall apply pertaining to board of appeals and shall replace any sections of those codes that pertain to board of appeals.

In order to determine the suitability of alternate materials and methods of

construction and provisions of these codes, there shall be and there is hereby create a board of appeals, consisting of five members, composed of the mayor and the other members of the city council. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as council members and shall cease to be such members upon their ceasing to be such council members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy thereof to any appellant or contestant affected by any such decision or finding, and may recommend to the city council such new legislation, if any, as is consistent therewith.

Three members of the board shall constitute a quorum. The mayor shall be the presiding officer of the board and in the mayor's absence the mayor pro-tem shall preside. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the city council may prescribe by resolution, to employ at the cost and expense of the city, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

3. Fees.

For all sections of the Codes, including any and all amendments included within this Ordinance, pertaining to fees are hereby amended to read as follows:

All fees shall be as set forth by resolution of the City Council.

4. Uniform Codes Available.

Copies of all of the Codes adopted by this Ordinance shall be maintained in the office of the Clerk of the City of Stanton.

**SECTION 4:** Section 16.02.010 of the Stanton Municipal Code is hereby amended to read as follows:

**"16.02.010 California Administrative Code adopted.**

There is hereby adopted by reference the California Administrative Code, 2013 Edition as published by the International Code Council.

**SECTION 5:** Section 16.04.010 of the Stanton Municipal Code is hereby amended to read as follows:

**"16.04.010 California Building Code adopted.**

There is hereby adopted by reference the California Building Code Volume 1 and 2, 2013 Edition, including Chapter 1, based on the 2012 International Building Code as published by the International Code Council. Such Code, and amendments thereto as set forth in this chapter, are incorporated, pursuant to California Government Code Section 50022.1 et seq. and Health and Safety Code section 18941.5, 18938, and 17958, as though fully set forth at length herein, for the purpose of prescribing regulations for the erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures within the corporate limits of the City. From the date on which this section takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City."

**SECTION 6:** Section 16.04.020 of the Stanton Municipal Code is hereby amended to read as follows:

**"16.04.020 California Building Code amended.**

Based upon the findings of the city council and upon the recommendations of the fire chief and building official, the city council hereby amends the California Building Code, 2013 Edition, applicable within the corporate limits of the city, as follows:

A. Section 104.8 of the California Building Code is hereby amended by adding a sentence to the end of the paragraph as follows:

**Section 104.8 Liability.** The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

B. Section 202 of the California Building Code is hereby revised by adding "Approach-Departure Path," "Emergency Helicopter Landing Facility (EHLF)," "Safety Area," and "Takeoff and Landing Area" and revising "High-Rise Structure" as follows:

**APPROACH-DEPARTURE PATH.** The flight path of the helicopter as it approaches or departs from the landing pad.

**EMERGENCY HELICOPTER LANDING FACILITY (EHLF).** A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

**HIGH-RISE STRUCTURE.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 55 above

the lowest floor level having building access (see Section 403), except buildings used as hospitals as defined in the Health and Safety Code Section 1250.

**SAFETY AREA.** A defined area surrounding the landing pad which is free of obstructions.

**TAKEOFF AND LANDING AREA.** The combination of the landing pad centered within the surrounding safety area.

C. Section 403.1 of the California Building Code is hereby amended as follows:

**403.1 Applicability.** New high-rise buildings and Group I-2 having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

D. Section 412.7 of the California Building Code is hereby amended by adding Sections 412.7.6.1 through 412.7.6.12 as follows:

**412.7.6. Emergency Helicopter Landing Facility.** Emergency Helicopter Landing Facility (EHLF) shall be constructed as specified in Section 412.7.6.1 through 412.7.6.12.

**412.7.6.1 General.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft. above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

**412.7.6.2 Rooftop Landing Pad.** The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

**412.7.6.3 Approach-Departure Path.** The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing

pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

**412.7.6.4 Safety Area.** The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft. in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

**412.7.6.5 Safety Net.** If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft. in wide horizontal safety net capable of supporting 25 lbs./psf. shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

**412.7.6.6 Take-off and Landing Area.** The takeoff and landing area shall be free of obstructions and 100 ft. x 100 ft. or 100 ft. diameter.

**412.7.6.7 Wind Indicating Device.** An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

**412.7.6.8 Special Markings.** The emergency helicopter landing facility shall be marked as indicated in Figure 412.7.6.8.

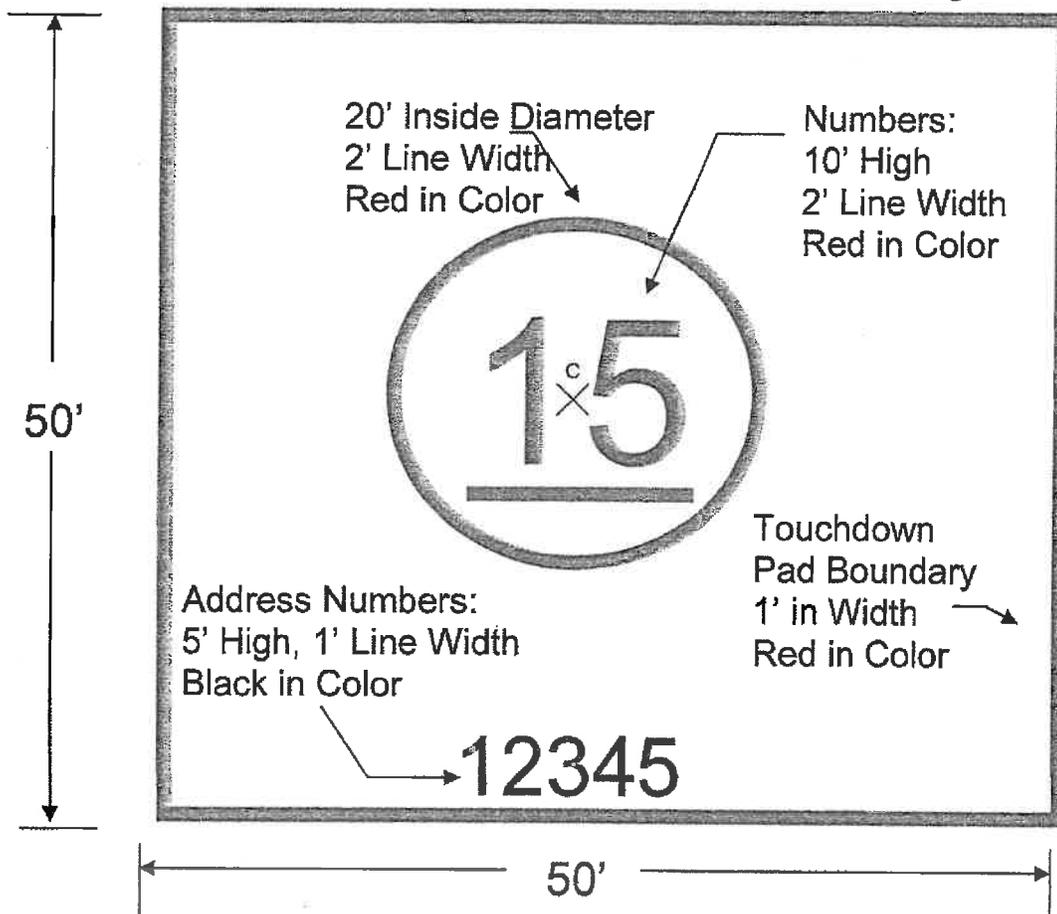
**412.7.6.9 EHLF Exits.** Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with Section 1009.7.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

**412.7.6.10 Standpipe systems.** The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

**412.7.6.11 Fire extinguishers.** A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with California Fire Code Section 906.

**412.7.6.12 EHLF.** Fueling, maintenance, repairs, or storage of helicopters shall not be permitted.

Figure 412.7.5.8 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

E. Section 903.2 of the California Building Code is hereby amended as follows:

**903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall

also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in the CBC, regardless of fire areas or allowable area, or more than two stories in height.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or
  - b. When an addition exceeds 2000 square feet (186 m<sup>2</sup>) and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202.
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

**Exception:** Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.

F. Section 903.2.8, Group R, of the California Building Code is hereby amended as follows:

**903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

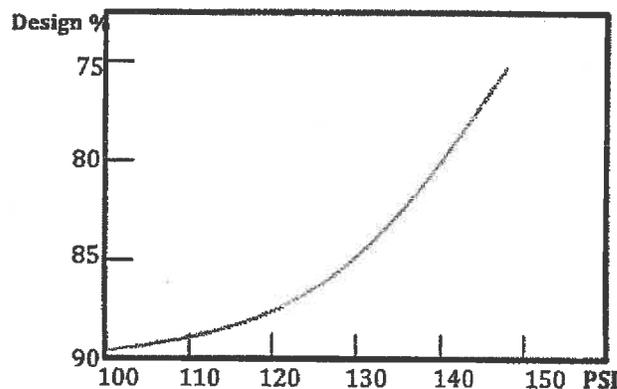
1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing Buildings:** An automatic sprinkler system shall be installed throughout when the building area exceeds 3,600 square feet (334 m<sup>2</sup>) and when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area as defined in Section 202, within a two year period; or
  - b. An addition when the existing building is already provided with automatic sprinklers; or
  - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

G. Section 903.3.5.3 of the California Building Code is hereby added as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**Exception:** When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



H. Section 903.4 Exceptions of the California Building Code is hereby amended as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

I. Section 905.4 of the California Building Code is hereby amended by adding item 7 as follows:

7. The centerline of the 2.5 inch (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) and no more than 24 inches above the finished floor.

J. Section 907.2.13 of the California Building Code is hereby amended as follows:

**907.2.13 High-rise buildings and Group I-2 occupancies having floors located more than 55 feet above the lowest level fire department vehicle access.** High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2

**Exceptions:**

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.5 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system

K. Section 907.3.1 of the California Building Code is hereby amended as follows:

**907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

**Exception:** In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

L. Section 907.5.2.2 of the California Building Code is hereby amended as follows.

**907.5.2.2 Emergency voice/alarm communication system.** Emergency voice/alarm communication system required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling Units in apartment houses.
6. Hotel guest rooms or suites.

**Exception:** In Group I-2 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

M. Section 907.6.3.2 of the California Building Code is hereby amended as follows.

**907.6.3.2 High-rise buildings.** In high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

N. Section 907.6.5 of the California Building Code is hereby amended as follows:

**907.6.5 Monitoring.** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems".

O. Table 1505.1 of the California Building Code is hereby amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

**TABLE 1505.1  
MINIMUM ROOF COVERING CLASSIFICATIONS  
TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Unless otherwise required in accordance with Chapter 7A.

P. Section 1505.1.3 of the California Building Code is hereby amended as follows:

**1505.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Q. Chapter 35 of the California Building Code, Referenced Standards, is hereby amended as follows:

**NFPA 13, 2013 Edition, Standard for the Installation of Sprinkler Systems** is hereby amended as follows:

**Section 6.8.3 is hereby revised as follows:**

**6.8.3** Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly.

Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

**Section 8.3.3.1 is hereby revised as follows:**

**8.3.3.1.** When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1 is hereby added as follows**

**8.17.1.1.1 Residential Waterflow Alarms.** A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Section 11.1.1.2 is hereby added as follows:**

**11.1.1.2** When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system

with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

**Section 11.2.3.1.1.1** is hereby added as follows:

**11.2.3.1.1.1** The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

R. Section 23.2.1.1 is hereby revised as follows:

**Section 23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height** is hereby amended as follows:

**Section 6.16.1** is hereby revised as follows:

**6.16.1** A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each dwelling unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

**NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 4.1.3** is hereby added as follows:

**4.1.3 Stock of Spare Sprinklers**

**Section 4.1.3.1** is hereby added as follows:

**4.1.3.1.** A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

**Section 4.1.3.2** is hereby added as follows:

**4.1.3.2** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

**Section 4.1.3.3** is hereby added as follows:

**4.1.3.3** The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

**Section 4.1.3.4** is hereby added as follows:

**4.1.3.4** A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

**Section 7.1.2** is hereby revised as follows:

**7.1.2** The system piping shall not have a separate control valve unless supervised by a central station, proprietary, or remote station alarm service.

**Section 7.6** is hereby deleted in its entirety and replaced as follows:

**7.6 Alarms.** Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average

ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Exceptions:**

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

**NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

1. Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

**NFPA 24, 2013 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.1.1** is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

**Section 6.2.11 (5)** is hereby deleted without replacement and (6) and (7) renumbered:

- (5) Control Valves installed in a fire-rated room accessible from the exterior.
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

**Section 6.3.3** is hereby added as follows:

**Section 6.3.3** All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

**Section 10.1.6.3** is hereby added as follows:

**10.1.6.3** All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

**Exception:** 304 or 316 Stainless Steel pipe and fittings

**Section 10.3.6.2** is hereby revised as follows:

**10.3.6.2** All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

**Exception:** Bolted joint accessories made from 304 or 316 stainless steel.

**Section 10.3.6.3** is hereby added as follows:

**10.3.6.3** All bolts used in pipe-joint assembly shall be 316 stainless steel.

**Section 10.6.3.1** is hereby deleted and replaced as follows:

**10.6.3.1** Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

**Section 10.6.4** is hereby revised as follows:

**10.6.4** Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

**SECTION 7:** Section 16.06.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.06.010 California Mechanical Code adopted.**

The California Mechanical Code, 2013 Edition, including Chapter 1, based on the 2012 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Mechanical Code of the City, regulating and controlling the

design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances.”

**SECTION 7:** Section 16.10.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.10.010 International Property Maintenance Code adopted.**

The International Property Maintenance Code, 2012 Edition, as published by the International Code Council is hereby adopted as the Property Maintenance Code of the City of Stanton, regulating erection, construction, enlargement, alteration repair, maintenance, moving, improving, removal, conversion, demolition and occupancy of all buildings or portions thereof used, or designed or intended to be used for human habitation.

**SECTION 8:** Section 16.12.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.12.010 California Plumbing Code adopted.**

The California Plumbing Code, 2013 Edition, including Chapter 1, based on the 2012 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Plumbing Code of the City of Stanton, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.”

**SECTION 8:** Section 16.16.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.16.010 Uniform Solar Energy Code adopted.**

The Uniform Solar Energy Code, 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Solar Energy Code of the City of Stanton.”

**SECTION 9:** Section 16.18.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.18.010 California Green Building Standards Code adopted.**

The California Green Building Standards Code, 2013 Edition, as published by the International Code Council, is hereby adopted and shall be and become the Green Building Standards Code of the City of Stanton.”

**16.18.020 California Green Building Standards Code amended.**

A. Section 202 of the Green Building Standards Code is amended to read as follows:

**Sustainability.** Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

**SECTION 10:** Section 16.20.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.20.010 California Electrical Code adopted.**

Except as provided in this chapter, the California Electrical Code, 2013 Edition, including Chapter 1, based on the 2011 National Electrical Code as published by the National Fire Protection Association, is hereby adopted and shall be and become the Electrical Code of the City of Stanton, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city.”

**SECTION 11:** Section 16.24.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.20.010 International Swimming Pool and Spa Code adopted.**

There is hereby adopted the International Swimming Pool and Spa Code, 2012 Edition, as published by the International Code Council.”

**SECTION 12:** Section 16.26.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.18.010 California Residential Code adopted.**

There is hereby adopted the California Residential Code, 2013 Edition, including Chapter 1 and Appendices G and H, based on the 2012 International Residential Code as published by the International Code Council.”

**16.18.020 California Residential Code amended.**

A. Table R301.2(1) of the California Residential Code is hereby amended as follows:

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>a</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>c</sup>	AIR FREEZING INDEX <sup>d</sup>	MEAN ANNUAL TEMP <sup>e</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>e</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termit <sup>e</sup>					
Zero	85	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	See Exhibit B	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C.34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2( 4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

B. Section R309.6 of the California Residential Code is hereby amended as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

C. Section R 313.1 of the California Residential Code is hereby amended as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8

D. Section R313.2 of the California Residential Code is hereby amended as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

E. Section R313.3.6.2.2 of the California Residential Code is hereby amended as follows:

**Section R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

F. Section R319 of the California Residential Code is hereby amended as follows:

**R319 Site Address.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

G. Section R403.1.3 of the California Residential Code is hereby amended as follows:

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> masonry stem walls without solid grout and vertical reinforcing are not permitted.

H. Section R405.1 of the California Residential Code is hereby amended to delete the "Exception".

I. Section R902.1 of the California Residential Code is hereby amended as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

J. Section R902.1.3 of the California Residential Code is hereby amended as follows:

**R902.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

K. Section R902.2, first paragraph, of the California Residential Code is hereby amended as follows:

**R902.2 Fire-retardant-treated shingles and shakes.** Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

I. Section R1001.13 of the California Residential Code is hereby added as follows:

**R1001.13 Chimney spark arresters.** All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

J. Chapter 44, Referenced Standards, of the California Residential Code

is hereby amended as follows:

**NFPA 13, 2010 Edition, Installation of Sprinkler Systems** is hereby amended as follows:

**Section 6.8.3 is hereby revised as follows:**

**6.8.3** Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

**Section 8.3.3.1 is hereby revised as follows:**

**8.3.3.1.** When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

5. Quick-response type as defined in 3.6.4.7
6. Residential sprinklers in accordance with the requirements of 8.4.5
7. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
8. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1 is hereby added as follows**

**8.17.1.1.1 Residential Waterflow Alarms.** A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit

(except for over-current protection) serving normally operated appliances in the residence.

**Section 11.1.1.2** is hereby added as follows:

**11.1.1.2** When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

**Section 11.2.3.1.1.1** is hereby added as follows:

**11.2.3.1.1.1** The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 4) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 5) Use a maximum of 40 psi, if available;
- 6) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

B. **Section 23.2.1.1** is hereby revised as follows:

**Section 23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than ~~42~~ 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height** is hereby amended as follows:

**Section 6.16.1** is hereby revised as follows:

**6.16.1** A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound

or a minimum of 75 dBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

**NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 4.1.3** is hereby added as follows:

**4.1.3 Stock of Spare Sprinklers**

**Section 4.1.3.1** is hereby added as follows:

**4.1.3.1.** A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

**Section 4.1.5.2** is hereby added as follows:

**4.1.3.2** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

**Section 4.1.3.3** is hereby added as follows:

**4.1.3.3** The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

**Section 4.1.3.4** is hereby added as follows:

**4.1.3.4** A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

**Section 7.1.2** is hereby revised as follows:

**7.1.2** The system piping shall not have a separate control valve unless supervised by a central station, or remote station alarm service

**Section 7.6** is hereby deleted in its entirety and replaced as follows:

**7.6 Alarms.** Exterior alarm indicating device shall be listed for outside service

and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

3. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
4. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

**SECTION 13:** Section 16.36.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“16.18.010 California Existing Building Code adopted.**

There is hereby adopted the California Existing Building Code, 2013 Edition, based on the 2012 International Existing Building Code as published by the International Code Council.”

**SECTION 14:** Section 17.08.010 of the Stanton Municipal Code is hereby amended to read as follows:

**“17.08.010 California Fire Code adopted.**

There is hereby adopted by reference the California Fire Code, 2013 Edition, including Chapter 1 and Appendices B, BB, C, CC, based on the 2012 International Fire Code as published by the International Code Council. Such Code, and amendments thereto as set forth in this chapter, are incorporated, pursuant to California Government Code Section 50022.1 et seq. and Health and Safety Code section 18941.5, 18938, and 17958, as though fully set forth at length herein, for the purpose of prescribing regulations governing conditions hazardous to the life and property from fire or explosion within the corporate limits of the City. From the date on which this section takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City.”

**SECTION 15:** Section 17.08.020 of the Stanton Municipal Code is hereby added to read as follows:

**"17.08.020 California Fire Code amended.**

Based upon the findings of the city council and upon the recommendations of the fire chief and building official, the city council hereby amends the California Fire Code, 2013 Edition, applicable within the corporate limits of the city, as follows:

A. Section 109.4 of the California Fire Code is hereby revised as follows:

**Section 109.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Section 109.4.2 and 109.4.3. Penalties shall be as prescribed in local ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

B. Section 109.4.2 of the California Fire Code is hereby added as follows:

**109.4.2 Infraction.** Except as provided in Section 109.4.3, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

C. Section 109.4.3 of the California Fire Code is hereby added as follows:

**109.4.3 Misdemeanor.** Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:

104.11.2 Obstructing operations  
104.11.3 Systems and Devices  
107.5 Overcrowding  
109.3.2 Compliance with Orders and Notices  
111.4 Failure to comply  
305.4 Deliberate or negligent burning  
308.1.2 Throwing or placing sources of ignition  
310.7 Burning Objects  
3104.7 Open or exposed flames

D. Section 202 of the California Fire Code is hereby revised by adding "Approach-Departure Path," "Emergency Helicopter Landing Facility (EHLF),"

"Flow-line," "Hazardous Fire Area," "Safety Area," and "Takeoff and Landing Area" and revising "High-Rise Building" as follows:

**Section 202 General Definitions.**

**APPROACH-DEPARTURE PATH.** The flight path of the helicopter as it approaches or departs from the landing pad.

**EMERGENCY HELICOPTER LANDING FACILITY (EHLF).** A landing area on the roof of a high rise building that is not intended to function as a heliport or helistop but is capable of accommodating fire, police, or medical helicopters engaged in emergency operations.

**FLOW-LINE.** The lowest continuous elevation on a curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

**HAZARDOUS FIRE AREA.** Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official as presenting a fire hazard due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

**HIGH-RISE BUILDING.** In other than Group I-2 occupancies, "high-rise buildings" as used in this Code:

**Existing high-rise structure.** A high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

**High-rise structure.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access, except buildings used as hospitals as defined in Health and Safety Code Section 1250.

**New high-rise building.** A high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

**New high-rise structure.** means a high-rise structure, the construction of which commenced on or after July 1, 1974.

**SAFETY AREA.** A defined area surrounding the landing pad that is free of obstructions.

**SKY LANTERN.** An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

**TAKEOFF AND LANDING AREA.** The combination of the landing pad centered within the surrounding safety area.

E. Section 304.1.2 of the California Fire Code is hereby revised as follows:

**Section 304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49 and OCFA vegetation management guidelines.

F. Section 305.5 of the California Fire Code is hereby added as follows:

**Section 305.5 Chimney spark arresters.** All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

G. Section 326 of the California Fire Code or similar devices is hereby added as follows:

**Section 326 Sky Lanterns or similar devices.** The ignition and/or launching of a Sky Lantern or similar device is prohibited.

Exception: Upon approval of the fire code official, sky lanterns may be used as necessary for religious or cultural ceremonies providing that adequate safeguards have been taken as approved by the fire code official. Sky Lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

H. Chapter 4 of the California Fire Code is adopted with respect to only the sections listed below:

1. 401
2. 401.3.4
3. 401.9
4. 402
5. 403
6. 404.6 – 404.7.6
7. 407

- 8. 408.3.1 – 408.3.2
- 9. 408.12 – 408.12.3

I. Section 503.2.1 of the California Fire Code is revised as follows:

**Section 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Street widths are to be measured from top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

J. Section 505.1 of the California Fire Code is revised as follows:

**Section 505.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for R-3 occupancies, for all other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

K. Section 510.1 of the California Fire Code is revised as follows:

**Section 510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency responder radio coverage system shall comply with one of the following:

1. An emergency radio system installed in accordance with the local authority having jurisdiction's ordinance.
2. An emergency radio coverage system installed in accordance with Orange County Fire Authority's Emergency Responder Digital Radio Guideline.

Exceptions:

1. Where it is determined by the fire code official that the radio coverage system is not needed.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment could have a negative impact on normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

L. Sections 510.2; 510.3; 510.4; 510.5; 510.6 of the California Fire Code are hereby deleted without replacement.

M. Section 608.1 of the California Fire Code is hereby amended as follows:

**Section 608.1 Scope.** Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or uninterruptible power supplies shall comply with this section and Table 608.1. Indoor charging systems for electric carts/cars with more than 50 gallons (189 L) aggregate quantity shall comply with Section 608.10.

N. Section 608.10 of the California Fire Code is hereby added as follows:

**Section 608.10 Indoor charging of electric carts/cars.** Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.

2. Room ventilation shall be provided and comply with Section 608.6.1

3. Signage shall be provided and comply with Section 608.7.1

4. Smoke detection shall be provided and comply with Section 907.2

O. Section 903.2 of the California Fire Code is hereby revised as follows:

**Section 903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. New buildings: Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area

exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

2. Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:

a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or

b. When an addition exceeds 2000 square feet (186 m<sup>2</sup>) and the resulting building area exceeds 5000 square feet (465 m<sup>2</sup>) as defined in Section 202; or

c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies shall comply with Section 903.2.8.

P. Section 903.2.8 of the California Fire Code is hereby revised as follows with no change to the exception:

**Section 903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.

2. Existing Buildings: An automatic sprinkler system shall be installed throughout when the building area exceeds 3,600 square feet (334 m<sup>2</sup>) and when one of the following conditions exists:

a. When an addition is 33% or more of the existing building area as defined in Section 202, within a two year period; or

b. An addition when the existing building is already provided with automatic sprinklers; or

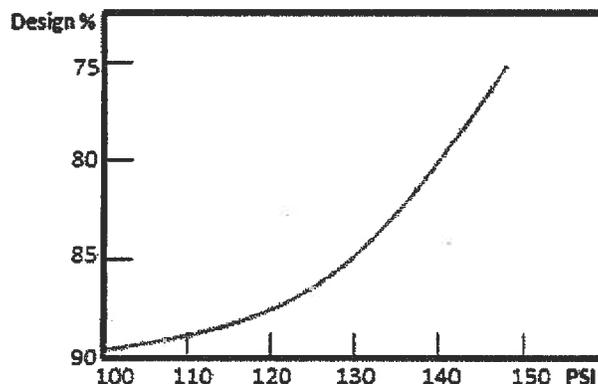
c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Q. Section 903.3.5.3 of the California Fire Code is hereby added as follows:

**Section 903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity

Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



R. Section 903.4 of the California Fire Code is hereby revised by deleting item 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

S. Section 905.4 of the California Fire Code is hereby amended by adding item 7 as follows:

7. The centerline of the 2.5 inch (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) and no more than 24 inches above the finished floor.

T. Section 907.2.13 of the California Fire Code is hereby revised as follows:

**Section 907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access.** High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.5 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and occupant notification shall be broadcast by the emergency voice/alarm communication system

U. Section 907.3.1 of the California Fire Code is hereby amended as follows:

**Section 907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an

approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

V. Section 907.5.2.2 of the California Fire Code is revised as follows:

**Section 907.5.2.2 Emergency voice/alarm communication systems.**

Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Chapter 2.
5. Dwelling units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-2 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

W. Section 907.6.3.2 of the California Fire Code is revised as follows:

**Section 907.6.3.2 High-rise buildings.** High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

X. Section 907.6.5 Monitoring is revised as follows:

**Section 907.6.5 Monitoring.** Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems.

Y. Chapter 11 of the California Fire Code is adopted with respect to only the sections listed below:

1103.7  
1103.7.3  
1103.7.3.1  
1103.7.8 – 1103.7.8.2  
1103.7.9 – 1103.7.9.10  
1103.8 – 1103.8.5.3  
1106

Z. Section 2008 of the California Fire Code is hereby added as follows.

**Section 2008 Emergency Helicopter Landing Facility (EHLF).**

**2008.1 General.** Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft. above the lowest level of fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

**2008.1.1 Rooftop Landing Pad.** The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

**2008.1.2 Approach-Departure Path.** The emergency helicopter landing facility shall have two approach-departure paths separated from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and rises outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

**2008.1.3 Safety Area.** The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft. in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

**2008.1.4 Safety Net.** If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft. in wide horizontal safety net capable of supporting 25 lbs/sf shall be provided around the perimeter of the landing pad. The

inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

**2008.1.5 Take-off and Landing Area.** The takeoff and landing area shall be free of obstructions and 100 ft. x 100 ft. or 100 ft. diameter.

**2008.1.6 Wind Indicating Device.** An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

**2008.1.7 Special Markings.** The emergency helicopter landing facility shall be marked as indicated in Figure 2008.1.7.

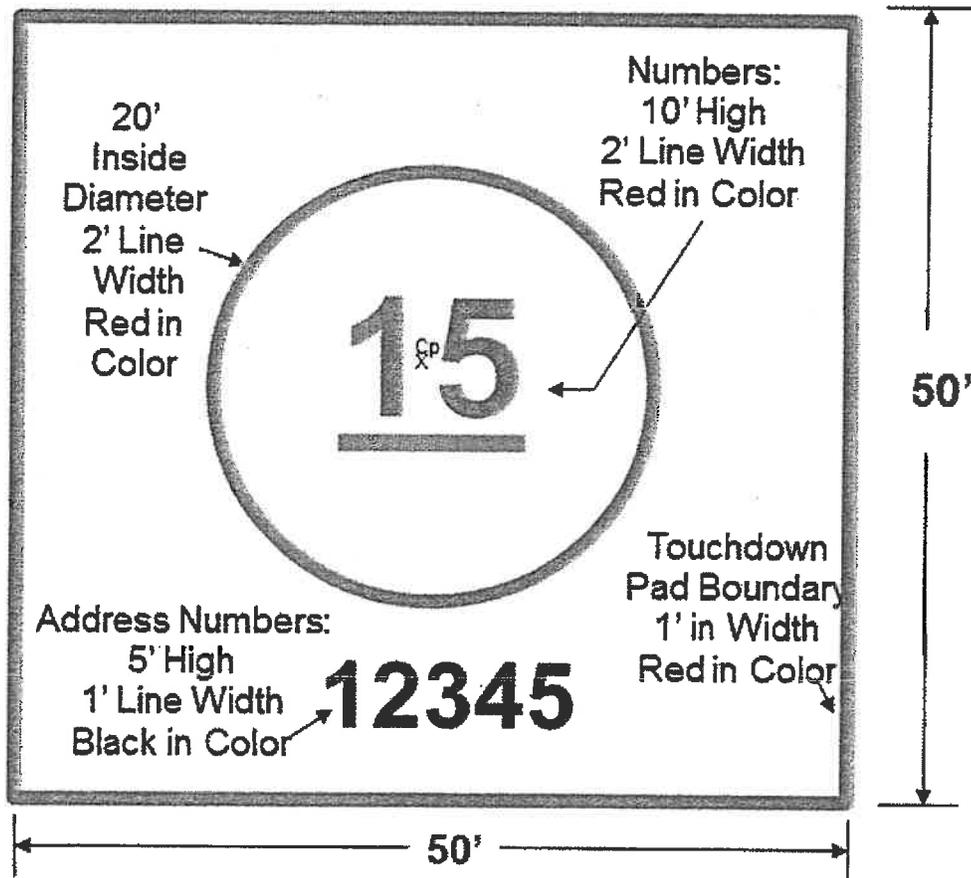
**2008.1.8 EHLF Exits.** Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with Section 1009.7.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

**2008.1.9 Standpipe systems.** The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

**2008.1.10 Fire extinguishers.** A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairway or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

**2008.1.11 EHLF.** Fueling, maintenance, repairs, or storage of helicopters is prohibited.

**Figure 2008.1.7 Helicopter Landing Pad Markings**



1. The preferred background is white or tan.
2. The circled center number indicates the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be orientated towards the preferred flight (typically facing the prevailing wind)

AA. Section 2801.2 of the California Fire Code is hereby revised by adding the following statement to the last sentence:

**Section 2801.2 Permit.** Permits shall be required as set forth in Section 105.6. For Miscellaneous Combustible Storage Permit, see Section 105.6.29.

BB. Section 2808.2 of the California Fire Code is hereby revised as follows:

**Section 2808.2 Storage site.** Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval from the fire code official obtained before transferring products to the site.

CC. Section 2808.3 of the California Fire Code is hereby revised as follows:

**Section 2808.3 Size of piles.** Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) in length.

DD. Section 2808.7 of the California Fire Code is hereby revised by adding the following statement to the last sentence:

**Section 2808.7 Pile fire protection.** Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

EE. Section 2808.9 of the California Fire Code, is hereby revised by adding the following sentence at the beginning of the section:

**Section 2808.9 Material-handling equipment.** All material handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

FF. Section 2808.11 of the California Fire Code, is hereby added as follows:

**Section 2808.11 Temperature control.** The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

GG. Section 2808.11.1 of the California Fire Code, is hereby added as follows:

**Section 2808.11.1 Pile temperature control.** Piles shall be rotated when the internal temperature readings are in excess of 165 degrees Fahrenheit.

HH. Section 2808.11.2 of the California Fire Code is hereby added as follows:

**Section 2808.11.2 New material temperature control.** New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall be monitored to verify that the temperature remains stable.

II. Section 5001.5.2 of the California Fire Code is hereby amended by modifying the starting paragraph as follows:

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS).** Where required by the fire code official, an application for a permit shall include Orange County Fire Authority's Chemical Classification Packet, which shall be

completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification Packet shall include the following information:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-closed systems
9. Amount in use-open systems.

JJ. Table 5003.1.1(1) of the California Fire Code is hereby amended by deleting Footnote K without replacement.

KK. Section 5003.1.1.1 of the California Fire Code is hereby added as follows:

**Section 5003.1.1.1 Extremely Hazardous Substances.** No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

LL. Section 5003.5 of the California Fire Code is hereby amended by modifying the NFPA standard as follows:

**Section 5003.5 Hazard identification signs.** Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in the Orange County Fire Authority Signage Guidelines for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

MM. Section 5503.4.1 of the California Fire Code is hereby revised as follows:

**Section 5503.4.1 Identification signs.** Visible hazard identification signs in accordance with the Orange County Fire Authority Signage Guidelines shall be provided at entrances to buildings or areas in which cryogenic fluids are stored, handled or used.

NN. Section 5601.2 of the California Fire Code is hereby added as follows:

**Section 5601.2 Retail Fireworks.** The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is permitted only to the extent authorized by the Stanton Municipal Code and ONLY in strict accordance with the provisions of said Code.

Exception – Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator

OO. Section 5601.3 of the California Fire Code is hereby added as follows:

**Section 5601.3 Seizure of Fireworks.** The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

PP. Section 5602 of the California Fire Code is hereby added as follows:

**Section 5602 Explosives and blasting.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

QQ. Section 5608.1 of the California Fire Code is hereby revised as follows:

**Section 5608.1 General.** Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in theatrical and group entertainment productions shall comply with California Code of Regulations, Title 19, Division 1, Chapter 6 - Fireworks, the Orange County Fire Authority Guidelines for Public Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

RR. Section 5608.2 of the California Fire Code is hereby added as follows:

**Section 5608.2 Firing.** All fireworks displays shall be electrically fired.

SS. Section 5704.2.3.2 of the California Fire Code is hereby amended by modifying the NFPA standard as follows:

**Section 5704.2.3.2 Label or placard.** Tanks more than 100 gallons (379 L) in capacity, which are permanently installed or mounted and used for the storage of Class I, II or III liquids, shall bear a label and placard identifying the material therein. Placards shall be in accordance with the Orange County Fire Authority Signage Guidelines.

TT. Section 6004.2.2.7 of the California Fire Code is hereby amended by modifying the exceptions as follows:

**Exception:**

1. Toxic gases – storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 kg) water capacity when the following are provided:

1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.

1.2. For storage, valve outlets are equipped with gas-tight outlet plugs or caps.

1.3 For use, a listed and approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 6004.2.2.10.

UU. Chapter 80 of the California Fire Code is adopted in its entirety with the following amendments:

**NFPA 13, 2013 Edition, Standard for the Installation of Sprinkler Systems** is hereby amended as follows:

**Section 6.8.3 is hereby revised as follows:**

**6.8.3** Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

**Section 8.3.3.1 is hereby revised as follows:**

**8.3.3.1.** When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 8.17.1.1.1 is hereby added as follows**

**8.17.1.1.1 Residential Waterflow Alarms.** A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Section 11.1.1.2 is hereby added as follows:**

**11.1.1.2** When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

**Section 11.2.3.1.1.1 is hereby added as follows:**

**11.2.3.1.1.1** The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

1. Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
2. Use a maximum of 40 psi, if available;

3. Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

**Section 23.2.1.1** is hereby revised as follows:

**23.2.1.1** Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

**NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height** is hereby amended as follows:

**Section 6.16.1** is hereby revised as follows:

**6.16.1** A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each dwelling unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

**NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 4.1.3** is hereby added as follows:

**4.1.3 Stock of Spare Sprinklers**

**Section 4.1.3.1** is hereby added as follows:

**4.1.3.1.** A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

**Section 4.1.3.2** is hereby added as follows:

**4.1.3.2** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

**Section 4.1.3.3** is hereby added as follows:

**4.1.3.3** The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

**Section 4.1.3.4** is hereby added as follows:

**4.1.3.4** A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

**Section 7.1.2** is hereby revised as follows:

**7.1.2** The system piping shall not have a separate control valve unless supervised by a central station, proprietary, or remote station alarm service.

**Section 7.6** is hereby deleted in its entirety and replaced as follows:

**7.6 Alarms.** Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

**Exceptions:**

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

**NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

**Section 7.3.1.1** is hereby is deleted in its entirety and replaced as follows:

**7.3.1.1** Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

**NFPA 24, 2013 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.1.1** is hereby added as follows:

**6.2.1.1** The closest upstream indicating valve to the riser shall be painted OSHA red.

**Section 6.2.11 (5)** is hereby deleted without replacement and (6) and (7) renumbered:

- (5) Control Valves installed in a fire-rated room accessible from the exterior.
- (6) Control Valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

**Section 6.3.3** is hereby added as follows:

**6.3.3** All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

**Section 10.1.6.3** is hereby added as follows:

**10.1.6.3** All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

**Exception:** 304 or 316 Stainless Steel pipe and fittings

**Section 10.3.6.2** is hereby revised as follows:

**10.3.6.2** All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

**Exception:** Bolted joint accessories made from 304 or 316 stainless steel.

**Section 10.3.6.3** is hereby added as follows:

**10.3.6.3** All bolts used in pipe-joint assembly shall be 316 stainless steel.

**Section 10.6.3.1** is hereby deleted and replaced as follows:

**10.6.3.1** Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

**Section 10.6.4** is hereby revised as follows:

**10.6.4** Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

**VV** **Appendix B** is adopted in its entirety without amendments.

**WW** **Appendix BB** is adopted in its entirety without amendments:

**XX** **Appendix C** is adopted in its entirety without amendments:

**YY** **Appendix CC** is adopted in its entirety without amendments

**SECTION 16:** Title 16 of the Stanton Municipal Code is hereby amended to add a new Chapter 16.50 to read as follows:

**"Chapter 16.50**

**POST-DISASTER RECOVERY AND RECONSTRUCTION**

**SECTION 16.50.010 – POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY**

**A. SCOPE.** This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. It further authorizes the Building and Safety Department as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

**B. APPLICATION OF PROVISIONS.** The provisions of this chapter are

applicable to all buildings and structures, of all occupancies, regulated by the city following each natural or man-made disaster.

**C. DEFINITIONS.**

1. **BUILDING OFFICIAL** is defined in Section 202 of the California Building Code.
2. **SAFETY ASSESSMENT** is a visual examination of a building or structure for the purpose of determining whether continued use or occupancy is appropriate following a natural or man-made disaster.

**D. PLACARDS.** The following official placards must be used to designate the condition of buildings or structures following a disaster.

1. **(GREEN) INSPECTED - LAWFUL OCCUPANCY PERMITTED.** Posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.
2. **(YELLOW) RESTRICTED OR LIMITED ENTRY.** Posted on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The building official who posts this placard will note in general terms the hazard created and will clearly and concisely note the restrictions on occupancy.
3. **(RED) UNSAFE – DO NOT ENTER OR OCCUPY.** Posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by the building official. Safety assessment teams are authorized to enter these buildings at any time. This placard may not be used or considered as a demolition order. The official who posts this placard must make a note in general terms of the damage encountered.
4. **SECURING OF UNSAFE BUILDINGS OR STRUCTURES.** Buildings or structures that have been determined by the building official to pose a threat to life safety or to be unsafe due to damage may be required by the building official to be secured from entry by fencing or other approved means until such time that the damage or threat to life is removed by repair, reconstruction or demolition. The fencing or security measures may not be removed without authorization from the building official.
5. **REMOVAL OF PLACARDS.** Once the placard has been attached to a building or structure, it may not be removed, altered, or covered until authorized by the building official.

**E. VIOLATION.** Any violation of § 16.05.010 of this code is a misdemeanor and will be subject to punishment according to the provisions of § 1.10.010.

## **SECTION 16.50.020 – POST DISASTER ABATEMENT**

**A. INTENT.** This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared.

**B. APPLICATION OF PROVISIONS.** The provisions of this chapter are applicable to all buildings and structures regulated by the city.

**C. DEFINITIONS.** For the purpose of the chapter, the following definitions apply:

1. **EVENT** means any occurrence which results in the declaration of a disaster, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

2. **HISTORIC BUILDING OR STRUCTURE** means any building or structure registered with a federal, state, county, or city government, or the register of points of interest. Historic buildings and structures also include those buildings and structures within a recognized historic district.

3. **STATE HISTORIC PRESERVATION OFFICER (SHPO)** is the person appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

Office of Historic Preservation  
Department of Parks and Recreation  
P.O. BOX 942896  
Sacramento, CA 94296-0001  
Phone: (916) 653-6624  
FAX: (916) 653-9824

### **D. ABATEMENT CRITERIA**

1. **NOTICE OF DETERMINATION.** Except as provided in section 16.05.020 below, the building official must serve a written Notice of Determination to each property owner as found on the latest available copy of the last equalized assessment roll. Such Notice of Determination must be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and must clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice must set forth those factors which, in the opinion of the building official, make the structure an imminent hazard and dangerous, and must also include a directive from the building official of the specific action or actions to be taken by the property owner. The Notice must specify that within 48 hours from the time of issuance of the Notice of Determination, the owner or other party of record with an equitable or legal interest in the property must abate the nuisance in accordance with the directives written in the Notice of Determination

by the building official.

**2. NOTICE OF DETERMINATION EXCEPTION.** No prior notice is required, when the building official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the city to give the owner notice prior to abatement, the building official may cause the nuisance to be summarily abated.

**3. APPEAL OF NOTICE OF DETERMINATION.** A Notice of Determination delivered by the building official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in the property. Such appeal must be made to the building official within 48 hours of delivery of such notice of determination by the building official. Such appeal must be accompanied by a written Hazard Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report must include a recommendation by the engineer or architect as to what should or should not be done at this time. If the building official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the building official. If the building official accepts an engineer's report and agrees there is no imminent hazard, the building official must rescind in writing the Notice of Determination.

Should the building official disagree with the Hazard Abatement Plan, or should the building official disagree with the engineer's or architect's report, a hearing must be conducted by the Board of Appeals as soon as a quorum can be assembled.

**4. BOARD OF APPEALS HEARING.** At the hearing, the appellant has the right to call witnesses, submit evidence and to cross-examine the witnesses of the city. All witnesses must be sworn.

A record of the proceedings must be made by tape recording. Any relevant evidence may be submitted regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this State.

At the close of the hearing, the Board of Appeals must act to either uphold, overrule or modify the determination and order of the building official. The determination and order of the building official will be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the building official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals, with the reasons therefore, may be given orally on the record. If given orally, the decision must be memorialized in writing and served upon the applicant

within 24 hours of the time the oral decision is rendered.

If the Board of Appeals upholds the decision of the building official, the property owners of record will be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an imminent hazard and dangerous, the building official's determination and order will be vacated. The decision of the Board of Appeals will be final on the date it is rendered.

**5. HAZARD ABATEMENT PLAN.** If a Hazard Abatement Plan is approved by the building official, the owner or other interested party of record must execute such plan within 24 hours of obtaining approval of the plan from the building official. Within 24 hours of completion of the abatement work the owner or other interested party of record must provide the building official with a written certification that the public nuisance, as described in the building official's Notice of Determination, has been abated.

If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, must obtain required permits and file a damage assessment report with the building official. The damage assessment report must be reviewed and approved by the building official prior to proceeding with permanent repairs.

**6. FAILURE TO PERFORM.** In those instances where the property owner or other interested party of record either does not respond to the building official's Notice of Determination or approved Hazard Abatement Plan, responds untimely, or responds timely but fails to abate the public nuisance within the required time period, the imminent hazard and dangerous structure will be subject to immediate abatement by the Building Official.

**7. PUBLIC NUISANCE.** All structures or portions of such structures which, after inspection by the building official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and must be abated by the owner in accordance with the procedures specified in section 16.050.020 D.

**8. SUSPENSION OF ABATEMENT OF WORK.** Notwithstanding any code provisions to the contrary, the building official is authorized to suspend abatement work, and to allow the property owner or other party of legal interest to complete the abatement work.

**9. CHANGE OF STATUS.** When the conditions making a structure an imminent hazard and dangerous have been abated, the structure will no longer be considered an imminent hazard and dangerous. However, if the abatement work is temporary in nature, as determined by the building official, the structure will remain subject to the provisions of this section.

**10. DEMOLITION PERMIT.** If the owner of any building or structure has decided

to demolish rather than repair, the owner, or the owner's representative, must obtain a demolition permit.

## **SECTION 16.50.030 – DISASTER REPAIR AND RECONSTRUCTION**

**A. INTENT.** This section establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared.

### **B. APPLICATION OF PROVISIONS.**

**1. DECLARATION OF EMERGENCY.** The provisions of this chapter are applicable to all buildings and structures regulated by the city following each disaster after a local emergency has been declared.

**2. WAIVER FOR ENGINEERING EVALUATION.** The requirements of this chapter may be waived by the building official subject to an Engineering Evaluation as defined in Section 16.50.030 C 4.

**C. DEFINITIONS.** For the purpose of this section, the following definitions apply:

**1. ARCHITECT** is a person licensed by the State of California to practice architecture as prescribed by the State of California Business and Professions Code.

**2. CIVIL ENGINEER** is a person registered by the State of California to practice Civil Engineering as prescribed by the State of California Business and Professions Code.

**3. CURRENT CODE** means those codes adopted by the city pursuant to California Health and Safety Code § 18941.5.

**4. ENGINEERING EVALUATION** is an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer, or architect retained by the owner of the building or structure. Engineering evaluations must, at a minimum, contain recommendations for repair and an appropriate opinion of the construction cost for those repairs. All engineering evaluations must include the engineer's or architect's stamp, wet-signature and license expiration date.

**5. ESSENTIAL SERVICE FACILITY** means those buildings or structures designated by the city to house facilities necessary for emergency operations subsequent to a disaster.

**6. REPLACEMENT VALUE** is the dollar value, as determined by the building official, for replacing a damaged structure with a new structure of the same size, same type of construction and same occupancy, and located on the same site.

7. **STRUCTURAL ENGINEER** is a person registered by the State of California to practice civil engineering and to use the title Structural Engineer as defined in Section 5537.1 of the State of California Business and Professions Code.

8. **VALUE OF REPAIR** is the dollar value, as determined by the building official, for making necessary repairs to the damaged structure.

**D. REPAIR CRITERIA**

1. **GENERAL.** Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, must be repaired in accordance with the following criteria:

2. **UP TO TEN PERCENT REPAIR VALUE.** When the estimated value of repair does not exceed ten percent of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system must be repaired with all bracing required by current code.

3. **UP TO FIFTY PERCENT REPAIR VALUE.** When the estimated value of repair is greater than ten percent but less than fifty percent of the replacement value of the structure, the damaged elements must be repaired and brought into conformance with the structural requirements of the current code.

4. **MORE THAN FIFTY PERCENT REPAIR VALUE.** When the estimated value of repair is fifty percent or more of the replacement value of the structure, the entire structure must be brought into conformance with the fire and life safety and structural requirements of the current code.

5. **CHIMNEY VALUE EXCLUSION.** In group R, Division 3 occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys must be repaired in accordance with Section 16.50.030 E.

**E. REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.**

1. **GENERAL.** All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 21 of the CBC. Damaged portions of chimneys must be removed in accordance with the following criteria.

2. **DAMAGE ABOVE THE ROOF LINE.** When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney must be braced to the roof structure using an approved method.

3. **SINGLE STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a single-story structure in which the damaged portion of the chimney is below the roof

line or the damaged portion extends from above the roof line to below the roof line, the chimney must be removed to the top of the firebox.

**4. MULTI-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a multi-story structure, the damaged portion of the chimney must be removed from the top to a floor line where anchorage is found.

**5. FIREBOX DAMAGE.** In any structure where the firebox has been damaged, the entire chimney and firebox must be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation must be removed and replaced. Such reconstruction and replacement must be in accordance with Chapter 21 of the CBC Code.

**6. ENGINEERED ALTERNATE SOLUTIONS.** Where existing conditions preclude the installation of all anchorage required by Chapter 21 of the CBC, alternate systems may be used in accordance with the alternate methods and materials provisions of the CBC when approved by the building official.

**7. BRACING.** Where the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line must be braced to the roof structure using an approved method.

**SECTION 15:** The City Council hereby finds, determines and declares as follows:

The amendments to the Codes, as set forth in this Ordinance, are reasonably necessary because of the following local climatic, topographical and geological conditions.

I. Climatic Conditions

A. The jurisdiction of Stanton is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.
- E. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

## II. Topographical conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change cause by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur steeper slopes and greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.

- C. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

### III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located throughout the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.

- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
- D. Portions so of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

**C. Specific Code Amendment Findings**

Amendments to the 2013 Editions of the California Building Code (CBC), California Residential Code (CRC), California Green Building Standards Code (CGBSC) and California Fire Code are found reasonably necessary based on the climatic and/or geologic conditions cited above or administrative and are listed as follows:

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS I,II,III</b>
<b>CBC</b>		
104.8	Duties and powers of building official	Admin
202	General definitions (High-rise, EHLF)	Admin
403.1	High-rise buildings Applicability	II & III-A
412.7.6 thru 412.7.6.12	Emergency Helicopter Landing Facility	II & III-A
903.2	Where required (Sprinklers)	II & III-B
903.2.8	Group R (Sprinklers)	II-B & III-B
903.3.5.3	Hydraulically calculated systems	I & II
907.2.13	High-rise buildings (Alarm Systems)	Admin
907.3.1	Duct smoke detectors	III-A
907.5.2.2	Emergency voice/alarm communication system	II & III-A
907.6.3.2	High Rise	I
907.6.5	Monitoring	I
Table 1505.1,	Roof Coverings	I

Chapter 35	Reference Standards	Admin, II & III
<b>CRC</b>		
Table R301.2(1)	Design Criteria	Admin
R309.6	Fire sprinkler attached garages, carports with habitable space above	III
R313.1	Townhouse automatic fire sprinkler systems	III
R313.2	One- and two-family dwellings automatic fire sprinkler system	III
R313.3.6.2.2	Calculation procedures	III
R319	Site Address	II
R403.1.3, R405.1	Seismic Design	III
R902.1, R902.1.3, R902.2	Roof Coverings	I
R1001.13	Spark arrestors	I & II
Chapter 44	Reference Standards	Admin II & III
<b>CGBSC</b>		
202	Sustainability	Admin
<b>CFC</b>		
109.4	Violation penalties	Admin
109.4.2	Infraction	Admin
109.4.3	Misdemeanor	Admin
202	General definitions (Flow-Line, Hazardous Fire Area, EHLF)	Admin
304.1.2	Vegetation	I & II
305.5	Chimney spark arrestors	I & II
326	Sky Lanterns or similar devices	I & II
503.2.1	Dimensions (Fire Lanes)	N/A
505.1	Address identification	N/A
510.1	Emergency responder radio coverage in new buildings	Admin
608.1	Scope (Battery Systems)	Admin
608.10	Indoor charging of electric carts/cars	III-A
903.2	Where required (Sprinklers)	II & III-B
903.2.8	Group R (Sprinklers)	II-B & III-B
903.3.5.3	Hydraulically calculated systems	I & II
903.4	Sprinkler system supervision and alarms (of valves)	III-A
905.4	Location of Class I standpipe hose connections	III-A

907.2.13	High-rise buildings (Alarm Systems)	Admin
907.3.1	Duct smoke detectors	III-A
907.5.2.2	Emergency voice/alarm communication system	II & III-A
907.6.3.2	High-rise buildings	II & III-A
907.6.5	Monitoring	II & III-A
2008.1. thru 2008.1.11	Emergency Helicopter Landing Facility	II & III-A
2801.1	Permit (Miscellaneous combustible storage)	Admin
2808.2	Storage site	N/A
2808.3	Size of piles	N/A
2808.7	Pile fire protection	N/A
2808.9	Material-handling equipment	N/A
2808.11	Temperature control	N/A
2808.11.1	Pile temperature control	N/A
2808.11.2	New material temperature control	N/A
5001.5.2	Hazardous materials inventory statement (HMIS)	Admin
Table 5003.1.1(1)	Maximum allowable quantity per control area	III & III
5003.1.1.1	Extremely hazardous substances	III
5003.5	Hazard identification signs	Admin
5503.4.1	Identification signs (Cryogenic Fluid)	Admin
5601.2	Retail fireworks	Admin
5601.3	Seizure of fireworks	Admin
5602	Explosions and blasting	Admin
5608.1	Displays (Fireworks)	Admin
5608.2	Firing (Fireworks)	Admin
5704.2.3.2	Label or placard (Flammable/Combustible liquid)	Admin
6004.2.2.7	Treatment systems (Highly toxic & toxic material)	II & III
Chapter 80	Reference Standards	Admin, II & III

**SECTION 17:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 18:** The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the office of the City Clerk and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted Ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

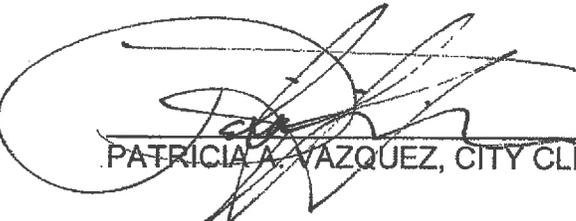
**SECTION 19:** This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2014 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

**SECTION 20:** The City Council finds that the changes made to the Codes are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

**PASSED, APPROVED, and ADOPTED** this 10<sup>th</sup> day of December, 2013.

  
\_\_\_\_\_  
DAVID J. SHAWVER, MAYOR

ATTEST:

  
\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

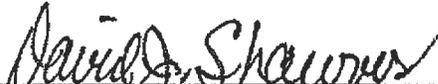
\_\_\_\_\_  
MATTHEW E. RICHARDSON, CITY ATTORNEY

**SECTION 18:** The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the office of the City Clerk and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted Ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

**SECTION 19:** This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2014 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

**SECTION 20:** The City Council finds that the changes made to the Codes are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

**PASSED, APPROVED, and ADOPTED** this 10<sup>th</sup> day of December, 2013.

  
\_\_\_\_\_  
DAVID J. SHAWVER, MAYOR

ATTEST:

  
\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

  
\_\_\_\_\_  
MATTHEW E. RICHARDSON, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF STANTON )

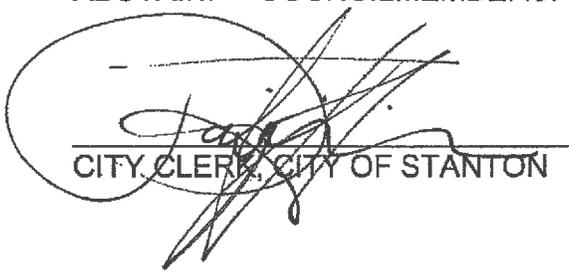
I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1022 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 26<sup>th</sup> day of November, 2013, and was duly adopted at a regular meeting of the City Council held on the 10<sup>th</sup> day of December, 2013, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: Donahue, Ethans, Ramirez, Shawver,  
Warren

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

  
\_\_\_\_\_  
CITY CLERK, CITY OF STANTON

